

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes
Public Hearing
270 Electric Avenue
May 11, 2015

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Vice Chair N. Lockwood opened the Hearing with the reading of the statutory notice published in the Sentinel and Enterprise on April 27 and May 4, 2015. The Hearing is to hear and discuss an application for a development plan review under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for construction and operation of a self-service storage facility at 270 Electric Avenue, Map 93, Parcel 72.

Project currently in review with Graves Engineering Inc. Worcester, MA with a review expected by next Board meeting on June 8, 2015. Applicant/owner Richard Bursch gave an overview of the project. The area is approximately three (3) acres and zoned Commercial. The greenhouses currently located on the site will be removed and replaced with self-storage units. Buildings will be pre-manufactured steel. Site will consist of indoor units for rent to the general public for the purpose of storage. There will be no outside storage. Buildings A and B will be climate controlled. Access to all buildings (A, B, C, D, and E) will be from the back of each building. There will be a small office for management and operation of the facility. Access will be via a locked entry gate with individual key codes during normal operating hours. After-hours access will be only for site management and emergency vehicles. Public access is located on Electric Avenue/Rt. 13 at the peak of the hill to allow for sight distance both entering and exiting. Project Engineer Whitman & Bingham Associates (WBA) did a sight line study. The current site has shallow infiltration and the majority of runoff will be onto the greenway with only one building draining onto the blacktop. Detention pond located at back of site. The sewer stub is located across the street from the Electric Avenue entrance. Under MA Building Code fire sprinklers are required in the two large buildings. A fire hydrant will be located on West Street adjacent to the emergency access. R. Bursch anticipates renting the back two buildings for car storage, which will require a fire wall. Anticipated hours of operation will be 7:00 AM to 8:00 PM. All buildings are single story. There will be landscaping completely around the property line for the benefit of abutters. All buildings will have ¼ pitch roofs.

K. Chenis concerned with simultaneous incoming/outgoing traffic. R. Bursch responded that per J. Rodriquez, DPW Director, self-storage is considered a low-traffic use with approximately 80 visits per day. The entry gate will be located approximately 90 feet from the edge of the road. Ten parking spaces are designated. M. Allison inquired as to snow storage. Front parking spaces will not have fixed curbs so snow can be pushed off the front of the building. There will also be a straight push through from the entrance to the rear of the site. Snow can also be moved to the northwest and southwest corners of the site. Climate-controlled buildings will be heated to 50 degrees and cooled to 80 degrees. D. McQuaid inquired as to façade compliance under Protective Bylaw of the Town of Lunenburg, § 4.6. §§ 4.6.5. Design Standards. There is no distinct design in the Whalom area. R. Bursch is trying to keep with the area landscape. N. Lockwood opined that the plans didn't fully capture the shape and construction of the buildings and wanted to know what the buildings would look like from the street. M. Allison inquired where the water tie-in would be. Off West Street with an eight inch main at the request of the Water District. There is also a one inch tie-in off Rt. 13.

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No public comment.

There was discussion of continuing the Hearing to June 8, 2015 to allow for receipt of the peer review and for R. Bursch to provide street view drawings from the front and side.

Motion to continue Hearing to June 8, 2015, 6:35 PM, J. Bilotta-Simeone, Second, D. McQuaid, all aye.

Recessed 7:20 PM.

Public hearing Minutes/2015/270 electric avenue 05.11.15